This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22586-RR

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of May, 2024.

Notary Public
My Commission Expires: _____

SONDRA MOUNGEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2025
MAURY COUNTY

Karen Johnson Davidson County
Batch# 1134257 DEEDWARR
05/13/2024 01:06:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20240513-0035082

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tyshae Tolari **8552 Cub Creek Road** **Nashville, TN 37209**	New Owner	077-00-0-079.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Phyllis T. Elliott, Trustee of The Mark S. Elliott Revocable Trust dated May 2, 2023**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Tyshae Tolari**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, more particularly described as follows, to-wit:

BEGINNING at an iron pin in the Southwest corner of the Paul Miller Tract of record in Book 8895, page 188, said iron pin in the northern right-of-way margin of Cub Creek Road; thence with said right-of-way, South 54 degrees 32 minutes 18 seconds West 490.05 feet to the point of BEGINNING; thence continuing on the same bearing, 71.99 feet to an iron pin; thence leaving said right-of-way, North 59 degrees 03 minutes 07 seconds 287.87 feet to an iron pin; thence North 47 degrees 13 minutes 43 seconds West 203.07 feet to an iron pin; thence North 34 degrees 47 seconds West 939.96 feet to an iron pin; thence North 81 degrees 58 minutes 34 seconds East 245.09 feet to an iron pin; thence South 36 degrees 28 minutes 48 seconds East 747.42 feet to an iron pin; thence South 60 degrees 14 minutes 55 seconds East 349.87 feet to the point of BEGINNING.

Being the same property conveyed to Mark S. Elliott, and his successor in trust as Trustee of the Mark S. Elliott Revocable Trust by Quitclaim Deed from Mark S. Elliott, dated May 2, 2023 and recorded May 10, 2023 in Instrument No. 20230510-0034687, Register's Office of Davidson County, Tennessee.

Mark S. Elliott having since died on November 14, 2023, leaving Phyllis T. Elliott as Successor Trustee of the Mark S. Elliott Revocable Trust.

This is improved property located at: **8552 Cub Creek Road, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of May, 2024.

GRANTOR:

The Mark S. Elliott Revocable Trust dated May 2, 2023

By: _____
Phyllis T. Elliott, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Trustee of Phyllis T. Elliott, Trustee of The Mark S. Elliott Revocable Trust dated May 2, 2023, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of May, 2024.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission expires: 9-24-26

202405130035082

Certificate of Authenticity

I, Holly Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 05/10/2024.

Date

Holly Ray

Affiant Signature

05/10/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10 day of May, 2024.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY